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Chapter 15-03 Residential and Public Facilities Districts

15-03-01 Residential Districts - Single Family Residence - Purpose

R-1 Districts are established to provide a residential environment within Sandy City that is characterized by a minimum of vehicular traffic and quiet neighborhoods favorable for family life. Furthermore, each sub-R-1 District is also established to:

Sub-District	Specific Purpose Statement
-40, -30, -20	To provide a rural residential environment within Sandy City that are characterized by large single-family homes
-20, -15	To provide low-density single family housing within Sandy City that is characterized by large single-family homes.
-12, -10	To provide moderate density single family housing within Sandy City that is characterized by moderately large single-family homes.
-9	To provide moderate density single family housing within Sandy City that is characterized by medium-sized single-family homes.
-8	To provide moderate density single family housing within Sandy City that is characterized by a variety of single-family home sizes.
-8(INF)	To provide moderate density single family housing within Sandy City that is characterized by a variety of single-family home sizes. To qualify, zone district must be at least one [1] acre and not more than eight [8] acres in size, and be adjacent to an existing R-1-8 zone.
-7.5(HS)	To provide moderate density single family housing within the Historic Sandy Area that are characterized by a variety of single-family housing sizes. It is the intent of this zone to allow the development of existing historically created (prior to 1960) lots and the expansion of existing dwellings without the need for special variances or requirements.
-6	To provide a residential environment within Sandy City that is characterized by moderately high density, and a variety of housing sizes. This zoning shall be only used as a buffer zone or on properties that are otherwise difficult to develop (odd shape, etc.)

Agriculture (which does not include the keeping of farm animals) is allowed in each R-1 Sub-District. Special regulations are provided for the allowance of farm animals on an individual district basis by consent of the property owners within sub-districts equal to or larger than R-1-15.

15-03-02 Residential Districts - Duplex or Twin Home Residence - Purpose

The Residential R-2 Districts are established to provide a residential environment within Sandy City that is characterized by slightly higher densities than single family districts, single family housing interspersed with two-family housing, a variety of housing sizes, a minimum of vehicular traffic, and quiet residential neighborhoods favorable for family life.

15-03-03 Residential Building Setbacks, Building Heights, Required Off-Street Parking

Refer to the chart below for R-1, R-2, RM and MH Zoning Districts.

Requirement	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	RM	MH
Front to Living Area	30	30	30	30	30	30	30	30	25	See specific section for Residential District R-1-7.5(HS) for details	25	30	30	See specific section for Residential District RM for details	See specific section for Residential District MH for details
Front to Attached Garage (interior lots only)	25	25	25	25	25	25	25	25	25		20	25	25		
Front (average lot slope of 10%)	20	20	20	20	20	20	20	20	20		20	20	20		
Front Corner Lot	30/ 20	30/ 20	30/ 20	30/ 20	30/ 20	30/ 20	30/ 20	30/ 20	25/ 20		30/ 20	30/ 20	30/ 20		
Front - Lot on cul-de-sac	20	20	20	20	20	20	20	20	20		20	20	20		
Front - Lot on Elbow	20	20	20	20	20	20	20	20	20		20	20	20		
Side (minimum)	15	12	10	10	8	8	8	8	6		6	8	8		
Side (both combined - minimum)	30	27	24	22	20	20	18	16	16		12	16	16		
Side - minimum for zero lot line development	N/A	27	24	22	20	20	18	16	16		12	16	16		
Rear - regular lot	30	30	30	30	30	30	25	20	25		20	20	20		
Rear - irregular lot	30	30	30	30	30	30	25	20	25		15	20	15		
Rear - Minimum setback if averaged for an irregular lot	15	15	10	10	10	10	10	10	10		10	10	10		
Rear - Corner lot	30	30	30	25	25	25	20	15	15		15	20	20		
Maximum Building Height (measured to the midpoint of the roof)	30	30	30	30	30	30	30	30	30		30	30	30		
Required Off-Street Parking Stalls (not including covered stalls)	2	2	2	2	2	2	2	2	2		2	2/u	2/2		

15-03-04 Required Lot Size, Frontage Requirement for R-1, R-2 and RM Zones**A. Table of Minimum lot sizes and width for R-1 and R-2 Residential Zones.**

	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8(INF)	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8
Minimum lot width, in feet	125	110	95	90	85	85	80	75	70	75	55	80 ¹	75 ²
Minimum lot size, in thousands of square feet	40	30	20	15	12	10	9	8	7 ³	7.5	6	10 ¹	8 ²

B. Notes:

- 1 - Single Family lots must have at least 8,000 square feet and 70 feet of width
- 2 - Single Family lots must have at least 8,000 square feet and 75 feet of width
- 3 - Lot sizes must average 8,000 square feet with no lot smaller than 7,000 square feet in the R-1-8(INF) zone

15-03-05 Table - Minimum/Maximum Dwelling Size, Off-Street Parking Requirements.**A. Table for R-1 and R-2 Minimum/Maximum Dwelling Size**

Zone	One-story Split Level & Split Entry (square feet)		Two- Story Total Both Levels (square feet)	
R-1-40	1,500	5,600	1,875	6,700
R-1-30	1,500	5,000	1,875	6,600
R-1-20	1,400	5,000	1,750	6,500
R-1-15	1,400	4,500	1,750	6,000
R-1-12	1,350	4,500	1,685	6,000
R-1-10	1,300	4,200	1,625	5,500
R-1-9	1,200	4,200	1,500	5,500
R-1-8	1,000	4,000	1,250	5,500
R-1-8(INF)	1,100	4,000	1,600	5,500
R-1-7.5(HS)	1,000	2,900	1,250	3,000
R-1-6 (single car garage)	850	2,775	1,125	3,100
R-1-6 (double car garage)	800	2,775	1,350	3,100
R-2-10 (single carport)	900	2,100	1,125	4,000
R-2-10 (single car garage)	850	2,100	1,125	4,000
R-2-10 (double car garage)	800	2,100	1,350	4,000
R-2-8 (single carport)	900	2,000	1,125	3,800
R-2-8 (single car garage)	850	2,000	1,125	3,500
R-2-8 (double car garage)	800	2,000	1,350	3,800

In addition to the above maximum home sizes, the maximum home footprint shall not be larger than 10% of the average home footprint of all homes in the same zoning designation within 1,000 feet of the subject property.

Determination of allowable square footage does not include subterranean basements or similar spaces.

B. Approval for Home Larger than Maximum Size. Individuals who desire to construct a new home

larger than the maximum home size limits, or desire to increase the size of an existing home, may apply for a special exception from the Sandy City Board of Adjustment. To qualify for the special exception, the application shall comply with the following requirements:

1. The proposed square footage of the home (excluding basement) is within 10% of the average home size within a 1,000 foot radius, as measured from the property line; or if the proposed home is located within a Planned Unit Development, is consistent with the approved standards and home sizes for the entire planned unit development.
2. The proposed home or addition is consistent with the existing architectural standard for the surrounding neighborhood, i.e., rambler style homes, two-story homes, brick facade, stucco, half-timber, similar pitched roof, etc.
3. The proposed enlargement is not permitted to increase the available space for an accessory apartment.
4. The increased square footage is not permitted for non-residential structures. Institutional uses shall comply with the minimum and maximum square footage requirements for the underlying zone.

C. Parking Requirements.

1. All homes on R-1-8 or larger lots shall provide at least a two-car garage for the storage of personal vehicles. The garage may be front or side loading. Any detached garages shall comply with the requirements for detached accessory structures as described elsewhere in this Chapter. or larger
2. All homes shall provide at least Two [2] paved off-street parking spaces plus one [1] space for each domestic or support staff person employed on the premises during the highest employment shift.

15-03-06 **Additional Regulations and Standards Applicable to R-1, R-2 and RM Districts**

A. **Residential District R-1-7.5(HS)**

1. Lot and Yard Regulations.

- a. **Lot Size.** An area of not less than 7,500 square feet shall be provided and maintained for each dwelling and uses accessory thereto. EXCEPT THAT vacant lots that existed prior to July 1, 1975 that contain at least 5,500 square feet may be developed for single family dwellings. No new subdivisions shall have lots less than 7,500 square feet.
- b. **Frontage.** The minimum width of any lot for a dwelling shall be 75 feet, measured 30 feet back from the front property line. EXCEPT THAT for vacant lots that existed prior to July 1, 1975 may utilize the existing lot width, but shall not be made narrower through land grant, lot line adjustment or other development practices.
- c. **Front Yard Requirements.** All buildings shall be set back twenty [20] feet from the front property line. Where lots front on cul-de-sacs or elbows, the front setback may be smaller provided that no dwelling is closer than twenty [20] feet from the front property line. Garages and carports, or the garage portion where the garage is part of the main structure, may extend beyond the main structure to a setback line of 25 feet (but not beyond the setback

line where 20 foot setbacks are allowed.) EXCEPT THAT for vacant parcels nestled between two or more developed parcels may choose to match existing conditions for a front setback. In no case shall the structure be closer than fifteen [15] feet to the front property line nor shall the driveway be shorter than eighteen [18] feet.

- d. **Side Yard Requirements.** All dwelling structures and other main buildings shall be set back from each side property line a distance of at least 8 feet and the total distance of the two side setbacks shall be at least 16 feet, with the following exception: that lots with street frontage less than 75 feet (measured at the 30 foot setback line), which were legal at the time of subdivision, and are now legal non-conforming as to frontage, may be set back from one side property line a distance of at least 6 feet, provided that the total distance of the two side setbacks is at least 14 feet. The zero lot line side yard shall be 0 and at least 16 feet (between dwelling structures).
- e. **Rear Yard Requirements.** All dwelling structures and other main buildings shall be set back from the rear property line a distance of 20 feet on interior lots, 15 feet on corner lots and on irregular lots the minimum setback may be an average, provided that no portion of the building is closer than 10 feet to the property line.
- f. **Corner Lots.** On corner lots, the front setback shall be a minimum of thirty (30) and twenty (20) feet respectively, regardless of which way the home faces.
- g. **General Exceptions to the above:**
 - (1) Additions and other external modifications to main dwelling structures that currently violate the required front, side or rear setbacks shall be permitted to make modifications, additions or other external structural modifications at the existing setback, and not be required to comply with normal setback requirements upon approval of the Community Development Department Director. This shall not exempt any construction or addition to the main dwelling structure from compliance with applicable U.B.C., U.F.C., Life Safety Code or other applicable codes as adopted by the State of Utah and/or Sandy City.
 - (2) The development of the rear half of deep lots shall be part of an overall master planned residential development with other adjacent deep lots in the immediate vicinity.
 - (3) No special exceptions shall be granted by the Board of Adjustment to split a lot that is one and one-half times as large and one and one-half times as wide if the resultant lots are narrower than 75 feet wide or 7,500 square feet in size.
- 2. Required Design Elements for New Construction or Major Remodeling (25% or greater of value of the structure) of Existing Homes. The following design elements shall be required, and included in the final design for new home construction or a remodel of an existing home:
 - a. The front elevation of the home should appear similar in scale to those seen traditionally on the same block.
 - b. The building should appear similar in height to those similar in scale within a two hundred [200] foot radius.
 - c. Building materials should be of similar type as those in the immediate two hundred [200] foot radius of the home.

- d. The home should contain architectural features that provide visual interest to pedestrians.
- e. Windows and doors on the front facade should be similar in size and design as those seen in the immediate two hundred [200] foot radius.
- f. When remodeling an existing home, the new portion of the home should use similar exterior materials, including similar window design and doors, as those of the existing home.
- g. The use of dormers and other architectural feature elements upon the roof line, whether functional or not, is strongly encouraged.
- h. All new homes shall have a front porch. Front porches must have a minimum depth of six [6] feet, and comprise a minimum of 50% of the width of a building's primary front facade (not including the attached garage). In no case shall the front porch be less than fifteen [15] feet in width. All other homes that are being remodeled are encouraged to install a front porch as described above where practical.
- i. For lots with frontage less than fifty-five [55] feet, only a detached garage installed in the rear of the home shall be permitted. Attached garages are not permitted for these lots. For lots with frontage equal to or greater than fifty-five [55] feet, all attached garages shall be off-set from the front setback of the home at least four [4] feet, so as to give a staggered appearance to the home.

B. Residential District R-1-6

1. Compatibility with Neighboring Areas. Site plan review of proposals for 6,000 square foot lots shall consider the location and design of such development to assess potential impact upon neighboring residential properties, traffic circulation, etc.

C. Residential District RM (Multiple Family)

1. Purpose. The RM District is established to provide a medium to high density residential environment within Sandy City characterized by group and small multiple-unit housing and well-planned site development.
2. Density. The minimum square footage per unit in the RM District shall be established by a numerical suffix as shown in the table below: (Square footage is net square footage after necessary improvements, dedication, etc.) Property over 5 acres in size shall be zoned P.U.D.

Table of Minimum Land Area for Development for the RM Residential Zone. Unless otherwise indicated, all measurements are in thousands of square feet.

	RM 4	RM 6	RM 8	RM 10	RM 12
Single Family Dwelling	10	8	6.8	6.2	5.6
Duplex	18	15	12	10.35	9.05
Fourplex	40	29	22.5	18.65	15.95
Eight Units	85.5	58.07	43.5	34.84	29.03

Twelve Units	127.5	87.12	65.34	52.27	43.56
Sixteen Units	169.5	116.16	87.12	69.69	58.07
Twenty-four Units	261.36	174.24	130.68	104.54	87.12
PUD Density in Units/Acre	6	12	15	18	21
Maximum Number of Units per Structure	4	6	-	-	-
Required Land Area per Unit above 1 up to RM subclassification (i.e. RM-4 is up to 4 units, RM-6 is 6 units, etc) (in thousands of feet)	8	7	5.25	4.15	3.45
Maximum Density per acre above RM subclassification as an RM Development (not a PUD)	4	6	8	10	12
Maximum Size of RM Development is 5 Acres. Must be developed as a standard PUD District if over 5 acres in size					

3. **Building Setbacks.** Minimum front, rear and side setback distances shall be required as established below. It shall be within the authority of the Director to determine which lines are considered as front, rear and side property lines for the purpose of administering this Code.
- a. Front Yard. A public street right-of-way shall be considered as the front property line of a lot. Where a lot is bordered on two or more sides by a public street right-of-way, the area between the front property line and the building lines shall be known as the front setback area in all cases. Any development in an RM District shall have a minimum front setback of 20 feet.
 - b. Side Yards.
 - (1) If the side property line of a development does not abut a single family residential district and the development is under one acre in size, all dwellings and other main buildings shall be set back from the side property line a distance of at least 8 feet.
 - (2) If the side property line of a development does abut a single family residential district and the development is under one acre in size, all dwellings and main buildings must be set back at least 15 feet from the side property line.
 - (3) If a development is over one acre in size, the impact on the surrounding area will be evaluated and the minimum side yard setback shall be determined by the Director. In no case, however, shall the side yard setback be less than 8 feet; if the development abuts single family residential property the setback shall be 15 feet.
 - c. Rear Yard.
 - (1) If the rear property line of a development does not abut a single family residential district and the development is under one acre in size, all dwellings and main buildings shall be set back from the rear property line a distance of at least 15 feet.
 - (2) If the rear property line of a development does abut a single family residential district, and the development is under one acre in size, all dwellings and main buildings must be set back at least 20 feet from the rear property line.

- (3) If a development is over one acre in size, the impact on the surrounding area will be evaluated and the minimum rear yard setback shall be determined by the Community Development Director. However, in no case shall the rear setback be less than 20 feet.

4. **Special Standards - RM Districts.**

- a. **Landscaping.** All landscaping shall be maintained in a neat and orderly fashion. Landscaped areas shall consist of an effective combination of trees, ground cover and shrubbery. All unpaved areas not utilized for access or parking shall be landscaped in a similar manner.
 - (1) **Front Setback Area.** The entire area between the curb and the building or parking setback line shall be landscaped, except for any access driveway or sidewalk in said area. In no case shall the front yard landscaping go to a depth of less than 20 feet.
 - (2) **Other Setback Areas.** A minimum of 3 foot landscaped buffer shall be placed along all property lines, except where an accessory use may be allowed up to one foot of the property line.
- b. **Screening at District Boundaries.** Except in the minimum front setback area, an opaque screen shall be installed and maintained along all district boundaries, other than streets, where an RM development abuts areas zoned for single family residential uses. Screening shall be to a height of 6 feet. A screen shall consist of one, or any combination of the following types:
 - (1) **Walls.** A wall shall consist of concrete, stone, brick, tile, or similar type of solid masonry material, and shall conform to structural requirements of the Uniform Building Code.
 - (2) **Berms.** A berm shall be constructed of earthen materials and it shall be landscaped.
 - (3) **Solid Fences.** A solid fence shall consist of wood or metal, or other such materials forming an opaque (cannot see through) screen, and shall conform to structural requirements of the Uniform Building Code.
 - (4) **Open Fences.** An open weave or mesh type fence shall be combined with plant materials to form an opaque screen as approved by the Director.
 - (5) **Planting.** Plant materials used for screening shall be of a type, or used in such a manner, so as to provide an opaque screen having a minimum width of 2 feet.
 - (6) No signs or sign supports shall be permitted on any required screening.
 - (7) Notwithstanding the requirements listed above, where the finished elevation of the property is lower at the boundary line (or within 5 feet inside the boundary line), than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements for this district.
- c. **Refuse Collection Area, RM Districts.** All outdoor refuse collection areas shall be visually screened from access streets and adjacent property by a completely opaque screen.

- d. Height of Buildings. All buildings in an RM District shall be no higher than 30 feet. A dwelling structure less than 10 feet in height above finished grade may be allowed only if it qualifies as an earth-sheltered dwelling.
- e. Zero Lot Line Conversion. Duplex dwellings that were in existence at the date of the passage of this Code may be converted to zero lot line (twin home) use. For such conversion, minimum lot size regulations as provided in this section shall be required. All appropriate state code and building code regulations for condominium conversion shall be required.
- f. Standards for Business and Financial Services (11). Buildings intended to house such uses in an RM District shall be designed to be compatible with a residential environment in architectural concept, scale, site design and landscaping. Design will be approved at site plan review.

15-03-07 **Mobile Home Residential District MH**

- A. Purpose. The Mobile Home Residential District M-H is established to provide a medium-density residential environment within Sandy City for mobile home owners that is characterized by a minimum of vehicular traffic and quiet residential neighborhoods favorable for family life.
- B. Area Requirement. Mobile home subdivision shall have a minimum total development size of 3 acres.
- C. Lot Size. The minimum lot area for each double-wide dwelling shall be 5,000 square feet; for each single wide dwelling, 4,500 square feet.
- D. Frontage. The minimum width of any lot for a double-wide dwelling shall be 50 feet and for a single-wide dwelling, 40 feet, measured 20 feet back from the property line.
- E. Front Yard Requirements. All buildings shall be set back a minimum 10 feet from the front property line.
- F. Side Yard Requirements. All dwelling structures and other main buildings shall be set back from each property line a distance of at least 6 feet, and the total distance of the two side setbacks shall be at least 15 feet. The minimum side yards for a private garage and other accessory buildings or awnings shall be 3 feet, said side yard's distance to be measured from a point beginning at the outer edges of any overhangs or eaves. On corner lots, the side yard which faces on a street for both main and accessory buildings shall not be less than 10 feet.
- G. Rear Yard Requirements. All dwelling structures and other main buildings shall be set back from the rear property line a minimum of 10 feet. Accessory buildings shall be set back a minimum of 3 feet, said rear yard's distance to be measured from a point beginning at the outer edges of any overhangs or eaves, provided that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than 6 feet to such side yard.
- H. Height of Buildings. No building shall be erected to a height greater than 25 feet and no dwelling shall be erected to a height less than one story above grade.
- I. Mobile Home Requirements. All mobile homes permitted for location in any mobile home subdivision shall conform to the laws, specifications and requirements of the State of Utah the National Manufactured Housing Construction and Safety Standards Act of 1974, and shall have attached

proper certification that the mobile home conforms to the same.

15-03-08 **Open Space District**

- A. **Purpose.** The intent of the OS Open Space Zone is to establish large areas in the City where only open and generally undeveloped lands are to be permitted. Development of a comprehensive network of permanent, multi-functional, publicly and privately owned open spaces shall be encouraged. Restrictions in this zone are designed to prevent the encroachment of residential, commercial, and industrial uses into these open space areas which would be contrary to the objectives and characteristics of this zone.
- B. **Frontage Requirements.** The parcel of land must have frontage on a publicly dedicated road of at least 24 feet.
- C. **Development Review.** All development within the OS District shall be reviewed and approved by the Planning Commission. The Planning Commission shall review all requests for public facilities, including parks, pavilions, trails, equestrian areas, indoor/outdoor recreation centers within this District. During the review, the Planning Commission shall set appropriate building height, size and setback requirements for each specific development proposal. Development shall be landscaped as determined appropriate by the Planning Commission upon consultation with the Parks and Recreation Department and in compliance with the City's Water Efficient Landscaping Ordinance.
- D. **Maintenance Of Facilities.** At the discretion of the Planning Commission, a legal submission may be required which sets forth a plan or manner of permanent care and maintenance of all open space and other facilities provided in the site plan. No such instrument shall be acceptable until approved by the City Attorney as to legal form and effect, and the Planning Commission as to suitability for the proposed use of the open space and subject facilities.

In the event the open space and other facilities are not maintained in a manner consistent with the approved site plan, the City may at its option cause such maintenance to be performed and assess the costs to be affected property owner(s) or responsible association.

15-03-09 **Traditional Neighborhood Development**

- A. **Purpose.** This section is established to provide a floating zone to be used in appropriate locations within the city, in conjunction with underlying residential zones, to provide subdivision design incorporating traditional neighborhood standards. Traditional Neighborhood Development (TND) represents a departure from typical zoning to the extent that it requires physical design which promotes pedestrian activity (walkability) thru the incorporation of specific development guidelines. These guidelines include controlling architectural elements, driveways, walkways, landscaping, street design, and other pedestrian elements. The overall desired effect of this zone is to provide a quality living environment which encourages contact between neighbors, provides quality 'step down' housing for families in various stages of the life cycle, discourages crime (natural surveillance design), reduces overall vehicle trips, and improves air quality. Proposed developments with increased land intensity and housing density but without the above 'walkable' elements are unacceptable and will not be approved.
- B. **Procedures**
 - 1. The Planning Commission will review all TND proposals. Proposed exterior building elevations visible from adjacent properties or streets must also be reviewed and approved by the Planning Commission.

2. Prior to the Planning Commission taking action, plans must be submitted in accordance with the zoning ordinance.
 3. All submissions shall be made well in advance of planned construction for proper coordination and feedback, and shall be reviewed by the City Development Review Committee and/or respective architectural review committee before submittal to the Planning Commission.
 4. For a typical building project, 12 copies of the required information must be submitted for complete review and recommendation by the Planning Commission. One copy will remain on file with the Planning Division and the second copy will be returned with comments. Communication with the Planning Commission may be directed to the Community Development Director.
 5. The owner's representative, for on-going coordination with the Planning Commission, must also be identified including address and telephone number.
- C. **Land Coverage.** It is the intent to create efficient usage of land within the TND District by controlling the intensity of land use, providing sufficient critical mass and design features to create a walkable neighborhood. A signed development agreement, approved by the Planning Commission, shall be recorded as a deed restriction upon the property. Said agreement shall be binding to all future developers and property owners of said development, including the provision of homeowners' associations and/or other methods of preserving development standards and maintenance of facilities and landscape.
- D. **Uses Allowed.** Regardless of the size and ownership of individual parcels, a development plan must be submitted showing both existing and reasonable projected development on adjoining properties, determined through consultation with adjoining property owners. The intent of the above is to achieve an overall 'walkable' traditional neighborhood development with appropriate pedestrian connections, cross-easements, common driveways, consistent site standards, etc., even though properties may be individually owned.
1. **Location Restrictions.** Traditional neighborhood developments may be located at 'infill' locations where 'walkable' components (i.e. housing choices, convenience commercial, employment, community facilities, transportation linkages, park or other open space, schools, churches) are already present or planned. As a guiding principle, walkable components should be within a five minute (or 1/4 mile) walking distance. The actual blend of different types of housing and new open space (if any) shall be determined by the Planning Commission depending upon the size, scale, and location of the development and the density allowed by the underlying zone.
 2. **Ancillary Uses.** All permitted and conditional land uses within the TND Zone may conduct ancillary uses, as specifically defined in §15-15, Definitions, of the Land Development Code, Revised Ordinances of Sandy City, provided such use is not regulated by other sections or is listed as a prohibited land use in this zone.
 3. **Permitted and Conditional Uses.** The Traditional Neighborhood Development (TND) District is a floating zone and as such, permitted and conditional uses are governed by the requirements and standards of the specific underlying residential zone. Traditional neighborhood development may be considered as a conditional use in these zones, assuming that locational criteria, physical design, and development guidelines for TND's can be adhered to. The conditional use permit shall also consider potential changes to traffic, parking, pedestrian activity, and other impacts.

Except as otherwise stipulated in the TND Zone, development proposals shall comply with the requirements of the underlying zone.

Zone	Maximum Allowable Units per Acre
R-1-10	4.5
R-1-9	5.0
R-1-8	5.5
R-1-7.5(HS)	6.0
R-1-6	7.0
R-2-10	8.0
R-2-8	10.0

Allowable dwelling units per acre, as outlined above, are maximums based upon suitable design and compliance with TND standards and guidelines. Density may be reduced as part of the Conditional Use depending upon specific development circumstance and acceptable individual site design.

- E. **Development Standards.** The following standards are to be considered as applying specifically to development in the Traditional Neighborhood Development (TND) District in addition to general standards elsewhere in this Title.
1. **"Traditional Neighborhood Development Master Plan".** Depending upon the size and scale of proposed projects, a walkable "Traditional Neighborhood Development Master Plan" may be required. Projects proposed with multiple phases must be submitted to the Planning staff for review and approval by the Planning Commission. The Plan must show both existing and reasonable projected development on adjoining properties, determined through consultation with city staff and adjoining property owners.
 2. **Parcel Size.** Parcels shall be of sufficient size to assure compliance with building setbacks, landscaping, access, off-street parking requirements, and walkability standards, but in no case shall they less than the following standards:

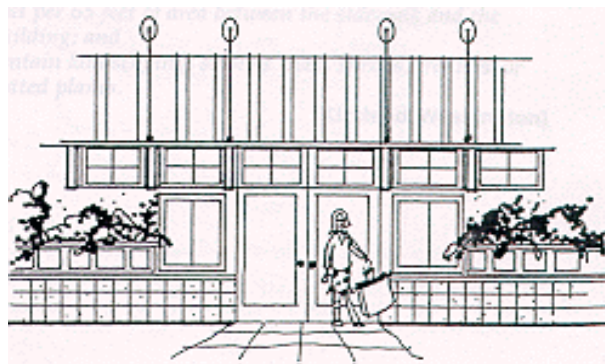
Zone	Minimum Allowable Lot Size	Minimum Lot Frontage
R-1-1-0	8,000 s.f.	65 ft.
R-1-9	7,000 s.f.	60 ft.
R-1-8	6,000 s.f.	55 ft.
R-1-7.5	5,500 s.f.	55 ft.
R-1-6	4,500 s.f.	50 ft.
R-2-10	4,000 s.f.	50 ft.
R-2-8	3,500. s.f.	50 ft.

In addition to meeting the minimum lot size, each TND Development must also be within the maximum allowed dwelling units per acre. Required minimum lots sizes may be greater than stated above based upon specific development circumstance and acceptable individual site design.

3. **Building Placement**

- a. **Setbacks.** Setback regulations shall conform to the requirements of the underlying zone except as may be approved by the Planning Commission for traditional neighborhood development. Front setbacks shall range between ten and twenty feet, typically measured from the inside edge of sidewalk to the porch. Front loaded garages shall be subservient to the dwelling and shall not have a setback less than eighteen feet. Side and rear setbacks shall be determined by the Planning Commission based upon acceptable subdivision layout and design.
- b. **Building Orientation.** The entrances of all dwellings shall front onto public streets, with entrance sidewalks directly accessing the street sidewalk.
- c. **Building Height.** Dwelling structures shall comply with the height requirements of the underlying residential zone.
- d. **CPTED (Crime Prevention Thru Environmental Design).** Where practically possible, CPTED principles shall be used in the design and layout of buildings, streets, accesses and open space areas. Design shall promote natural surveillance, access control, territorial reinforcement, sense of ownership, and maintenance. CPTED landscaping guidelines shall be used, including planting shrubs with a maximum height of two to three feet and trees with a proper ground clearance of six feet above walkways and sidewalks and eight feet above vehicular travel and parking lanes.

In order to encourage public safety thru natural surveillance, natural access control, and territorial reinforcement, blank walls are not permitted adjacent to streets, pedestrian areas, and open space amenities. Developments shall have street side dwelling elevations with extensive windows, with balconies, decks or landscape terraces encouraged. Symbolic barriers, such as low lying fences/walls, and landscaping shall be used to discourage crime and to promote safety. Fences or walls, if determined to be necessary or desirable, must be reviewed for their effectiveness in protecting private space while not creating isolated uses or dead space void of natural surveillance. Approved fences or walls shall be compatible in color, texture, and design in relationship to building materials.



Natural Surveillance

- F. **Land Use Impact and Buffering.** Landscape buffers are preferred over fences and walls where separation is desirable. A visually open look should be encouraged. Visual screening which creates 'outdoor rooms' is often more important than a physical separation and the Planning Commission may, at its own option, require special treatment of such areas.

Fences or walls, if determined to be necessary or desirable, must be reviewed for their effectiveness in protecting private space while not creating isolated uses or dead space void of natural surveillance. Approved fences or walls shall be compatible in color, texture, and design in relationship to building materials.

- G. **Architectural Design and Materials.** The treatment of buildings, materials and exterior appurtenances shall create an aesthetically pleasing dwelling and site that is in character with the proportions of other surrounding structures, and yet provides diversity in design. Requirements applicable to all dwellings are stated below:
1. All sides of dwellings shall receive equal design consideration, particularly where exposed to pedestrian and/or vehicular traffic and adjacent properties.
 2. Basic building materials for all residential uses shall be predominantly brick or masonry. Limited amounts of stucco and masonite siding may be considered if the quality of the design merits such consideration.
 3. Buildings shall be designed to relate to grade conditions with a minimum of grading and exposed foundation walls, creating easy pedestrian access from sidewalks, parking areas, etc.
- H. **Open Space.** As a trade-off for increased density and building mass, usable open space shall be provided within the traditional neighborhood development, including but not limited to: commons, pocket parks, plazas, courtyards, landscape features, water fountains and features, greenbelts, and trail connections. The actual amount of open space provided shall be determined by the Planning Commission based upon the size, scale, topography, and market niche of the proposed development. Design shall encourage comfortable and safe pedestrian use, including landscaping, seating areas, and lighting as appropriate.

Areas of environmental concern or interest may be required to be preserved, i.e. drainages, steep slopes, trail systems, and water features. Unless otherwise specified thru special agreement or understanding with the City, all open space areas shall be maintained by property owners or homeowner associations.

- I. **Landscaping.** Front yards, open space, and other 'common' areas may be required to be landscaped. Guidelines for required landscaping are established to improve and then maintain site qualities while minimizing alteration, removal, or degradation of approved landscaping. Landscaping, in general, shall follow CPTED (Crime Prevention Through Environmental Design) principles.
1. When landscaping is required, no plans for any building, structure or other improvements shall be approved by the Planning Commission unless there shall also have been submitted landscape and streetscape plans satisfactory to the Planning Commission.
 2. Landscaping in accordance with the plans submitted must be installed within 30 days following the occupancy of the site or as otherwise approved by the Planning Division as seasonal conditions may dictate.

3. The land area not occupied by buildings, structures, hard surfacing, vehicular driveways or pedestrian walkways shall be kept in a weed-free condition or landscaped, as approved by the Planning Commission.
4. The developer shall bond for such landscape improvements to ensure that installations are completed as submitted and approved. Performance assurance requirements for landscape improvements shall be the same as required by the City for street improvements.
5. Plant Materials
 - a. **On-Site Trees. 60% medium size trees;** deciduous trees with a caliper from 2 to 3 inches and evergreen trees with a height from 5 to 8 feet. **40% small size trees and shrubs** in a combination with deciduous trees with a caliper of 1 ½ to 2 inches and evergreen trees with a minimum height of 4 feet. Where possible, a **50/50** mix of deciduous and evergreen trees and shrubs shall be used for on-site landscaping.
 - b. Street trees with a minimum 2 inch caliper as measured 6 inches above grade shall be installed along all public rights-of-way by the developer. The species-type, location, and spacing of trees shall be as shown on the approved landscape plan, in compliance with designated streets within the City's Street-scape Plan. For streets not specified in the Streetscape Plan, the following trees may be used as part of an approved landscape plan, depending upon space requirements, as recommended by the Planning Division:

Bur Oak (Quercus macrocarpa)

Flowering Pear (Pyrus calleryana 'Redspire') (Pyrus calleryana 'Aristocrat')

Hedge Maple (Acer campestre)

Little Leaf Linden (Tilia cordata 'Greenspire') (Tilia cordata 'Rancho')

London Plane (Platanus acerifolia 'Bloodgood')

Norway Maple (Acer platanoides 'Cleveland')

(Acer platanoides 'Columnare')

(Acer platanoides 'Emerald Queen')

(Acer platanoides 'Schwedleri')

(Acer platanoides 'Deborah')(Improved Schwedleri))

Red Maple (Acer rubrum 'October Glory') (Acer rubrum 'Red Sunset')

Red Oak (Quercus rubrum)

Redmond Linden (Tilia euchlora 'Redmond')

Sycamore Maple (Acer pseudoplatanus)

For planted medians, and accent trees both on-site and at intersections, the following trees may be used:

Bechtel Crab (Malus ioensis 'Klehms Improved')

Crimson King Maple (Acer platanoides 'Crimson King')

(Acer platanoides 'Royal Red')

Flowering Plum (Prunus cerasifera 'Blireiana')

Kwanzan Cherry (Prunus serrulata 'Kwanzan')

Washington Hawthorn (Crataegus phaenopyrum)

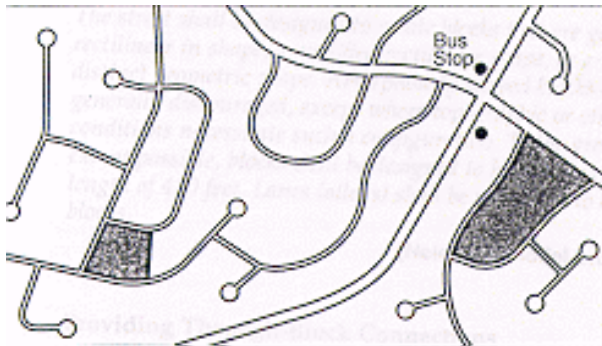
6. Installation. It shall be the responsibility of the developer to grade, place topsoil, seed, sod, install sprinkler irrigation systems, and properly plant trees, shrubs, and other approved plant materials.

7. **Maintenance.** It shall be the responsibility of the developer and/or property association to properly maintain landscaped areas including watering, mowing, pruning, fertilizing, and the removal and replacement of dead plant materials in a timely manner.
- J. **Outdoor Lighting.** The lighting of streets, pedestrian areas, parking lots, and open space is required. Exterior wall mounted floodlights are expressly prohibited. Indirect lighting, bollard lighting, and landscape lighting is encouraged. Lighting of a building and site identification signs are permitted as allowed by the Development Code, Section 15-17, Sign Ordinance.

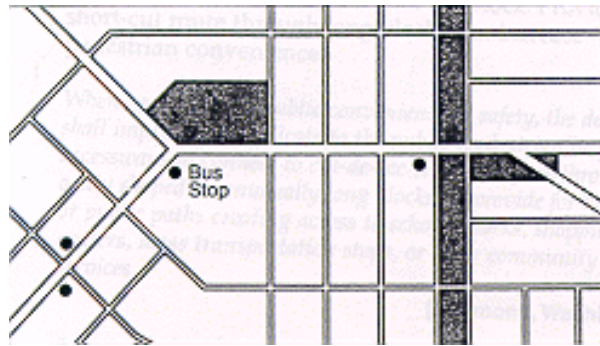
Lighting will be judged as to how adequately it meets its intended purpose. Design and location of standards and fixtures shall be specified on the site development drawings. Intensities shall be controlled so that 'safety' lighting is provided while neighboring areas are protected from glare or excessive direct light. See cross section illustration for additional requirements in the report: "Sandy Civic Center Development Master Plan." Street light design fixtures shall evoke a 'village' feel and be installed as required by the Street Lighting Policy.

K. **Streets and Pedestrian Ways**

1. **Streets.** All accesses within a Traditional Neighborhood Development (TND) shall have connectivity with existing and future street patterns. A grid street pattern or modified grid pattern is required where practically possible. Cul-de-sac streets will not be approved unless it can be demonstrated that no other practical way exists to make connectivity. In order to uphold and enhance traditional neighborhood development principles, private streets are highly discouraged and gated communities are prohibited.



Disconnected Street System



Connected Modified Grid System

2. **Widths.** Street widths shall be determined during site plan review as may be recommended by the City Transportation Engineer and approved by the Planning Commission. In general, streets shall be designed to meet the level of travel and service, while incorporating principles of traffic calming and pedestrian compatibility, i.e. tree lined streets with pedestrian ways and linkages, decreasing the need for pavement width by spreading traffic through a grid or modified street hierarchy system.
3. **Sidewalks and Walkways.** The design of pedestrian ways may include a solitary meandering pathway or trail, or other possible designs as may be approved by the Planning Commission. Choice of appropriate pedestrian access will be made based upon the scale and type of the TND project being proposed. The standard nine foot cross-section (five foot parkstrip, four foot sidewalk) is a minimum, while a wider parkstrip and/or sidewalk may be required depending upon the desired effect.

4. **Crosswalks.** Extensive use of crosswalks shall be incorporated within the project, at intersections, within parking lots, or other needed pedestrian connections. Crosswalks shall be so configured to be a design feature of the development, i.e. heavy painted lines, pavers, edges, and other methods of emphasizing pedestrian use. Bulb-outs and other pedestrian design shall be used to shorten walking distances across open pavement. Medians shall be used in appropriate areas to encourage walking and to act as a 'refuge' for crossing pedestrians.

- L. **Other Forms of Transportation** All forms of transportation shall be considered within and without the traditional neighborhood development with the intent to improve convenience and reduce automobile trips. All forms of transportation should be encouraged, including, bus, bicycle, and pedestrian. Access connections shall be required where deemed essential to provide circulation or access to churches, schools, playgrounds, shopping centers, transportation, and other community facilities.

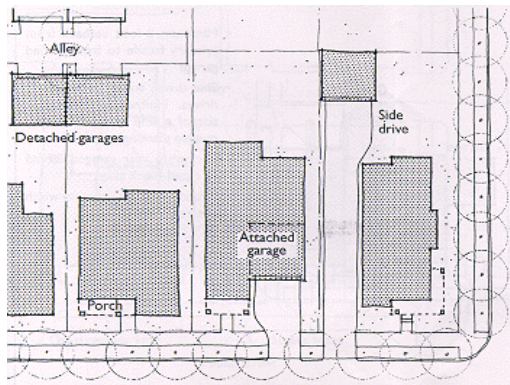
M. **Environmental Concerns**

1. Building, landscape, and solar design should adjusted, where possible, to be compatible with the local climate. Such design should include, but may not be limited to, window placement, building recesses, overhangs, trellises, awnings, porches, and landscape placement, planned in such a way to enhance livability and reduce energy costs.
2. The use of lighter colored building materials (i.e. roof tops), fences/walls, and extensive deciduous and evergreen tree cover shall be incorporated into developments in order to reduce the urban heat island effect. Where possible, streets, driveways, parking lots, etc., should use concrete or other materials which absorb less sunlight. Parking lot landscaping shall be provided at the ratio of at least one tree per six parking stalls.
3. Where possible, drought resistant ground covers, shrubs, and trees shall be incorporated into the landscape to reduce water usage and storm runoff. Extensive areas of grass or other high water use plants without a public purpose are discouraged.

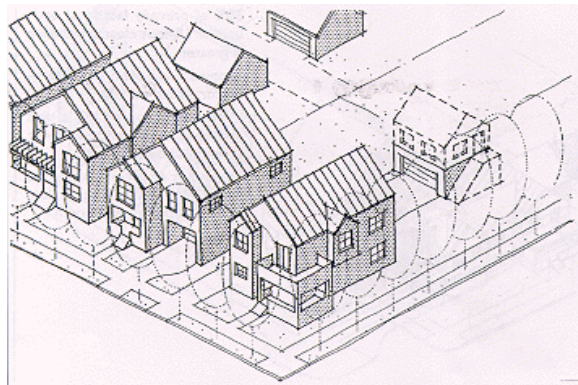
N. **Special Requirements Applicable to the TND Overlay District**

1. The following traditional neighborhood development (TND) shall be required:
 - a. The number of bedrooms per dwelling unit and other housing design options shall be varied in proportions to assist in providing suitable housing for a market range of household incomes, family size, and life cycles.
 - b. Depending on the size and scale of the project, a variety of housing types shall be employed, i.e. single family detached, twinhomes, townhomes, etc. with a mix approved by the Planning Commission.
 - c. Where practically possible, like land uses and housing types shall front the same or shall front open space.
 - d. 'Subservient' garages, i.e. back loaded detached with alley access, front loaded detached, attached but setback from the front line of the home by at least five feet, side entry attached, or a combination of the above.
 - e. Roofs with a 4/12 pitch or greater.

- f. Dwelling and garage gables facing streets and alleys.
 - g. Covered and open front porches comprising at least 50% of the front elevation (not including the garage), in no case being no less than 15 feet in width.
2. Entry sidewalks that connect directly to public sidewalks.
 3. The following TND standards are strongly encouraged:
 - A. Two-story dwellings.
 - B. House dormers and/or shutters, and other window treatments.
 - C. Streetside balconies/decks.
 - D. Wrap-around porches, particularly on corner lots.
 - E. Streets which de-emphasize the need and speed of automobiles.
 - F. Other pedestrian oriented design



Single Family Residential – Plan View



Single Family Residential – Elevations

- O. **Utilities in TND Developments.** All utility lines shall be underground in designated easements. No pipe, conduit, cable, line for water, gas, sewage, drainage, steam, electricity or any other energy or service shall be installed or maintained upon any lot (outside of any building) above the surface of the ground except for hoses, movable pipes used for irrigation or other purpose during construction.
- (a) Transformers shall be grouped with other utility meters where possible and screened with vegetation or other appropriate method. Front setback locations, particularly on corners, are to be avoided.
 - (b) Each contractor and owner/developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility. Prior to construction, contact must be made with "Blue Stakes" to identify underground utility lines.
 - (c) Street Tree/Street Light Coordination. Actual tree spacing during site plan review may be adjusted, as necessary, to match existing streetscape or to adapt to unique on-site conditions that would justify such, e.g. topography, street lights, power lines and poles, and other utilities. In some cases, street trees may need to be placed behind sidewalks, or eliminated, in order to accommodate on-site conditions. Parkstrips on arterial and collector streets should accommodate street trees, street lights, and other needed utilities. Street trees should be placed such that the street lighting system functions properly and achieves the desired result.

- P. **General Maintenance of TND Developments.** An overall maintenance schedule shall be implemented by property owners and/or property associations in maintaining all buildings, open spaces, courtyards, landscaping, fences, walls, drives, etc.

15-03-10 Mobile Home Park District and Recreational Vehicle Parks

- A. The purpose of this section is to:
1. To permit variety and flexibility in land development for residential purposes by allowing the use of mobile homes in certain districts within the city.
 2. To permit development of facilities for recreational vehicles in appropriate districts within the city.
 3. To assure that mobile home development and recreation vehicle accommodations in Sandy City will be of such character as to promote the objectives and purposes of the Development Code, to protect the integrity and characteristics of the zone districts contiguous to those in which mobile home parks and recreation vehicle parks are located, and to protect other use values contiguous to or near mobile home park and recreational vehicle park uses.
 4. To encourage mobile home parks to be located adjacent to or in close proximity to an arterial or collector street, and near adequate shopping facilities.
- B. **Inclusion.** Campers, trailers and motor homes are considered recreational vehicles for the purposes of this Code.
- C. **Provisions Applying To Mobile Homes And Mobile Home Parks, Recreational Vehicles and Recreational Vehicle Parks**
1. Location and Use
 - a. No mobile home shall be located, placed, used, or occupied in Sandy City except within approved mobile home subdivisions, mobile home parks or mobile homes sales lots.
 - b. A portion of a mobile home park may be used as a recreational vehicle park, providing all applicable requirements of the Sandy Development Code for the zone district are met.
 - c. No recreational vehicle as herein defined shall be located, placed, used, or occupied for residential purposes in any zone district except within approved and licensed recreational vehicle parks and except as otherwise provided herein.
 - d. Recreational vehicle parks shall generally be located: (1) adjacent to or in close proximity to a major traffic artery or highway; (2) near adequate shopping facilities.
 2. Time Limit for Recreational Vehicle Park Use. No individual space in a recreational vehicle park shall be used by one individual vehicle for more than 60 consecutive days, nor shall such space be rented or leased to any one individual for a period longer than 60 days.
 3. Storage in Sales Lots. Mobile Homes and Recreational vehicles may be stored, displayed, sold and serviced in a sales lot, as permitted in Chapter 15-05, Permissible Uses and Standards, but shall not be used for living or office purposes.
 4. Storage in Mobile Home Parks. Recreational vehicles may be accommodated in an approved and licensed mobile home park, provided that:

- a. The recreational vehicle park portion of the development is separated by barriers, screens, or otherwise from the area of mobile homes.
- b. The recreational vehicle use area shall have direct access to a collector or arterial street shown on the Master Street Plan of Sandy City.
- c. Separate ingress and egress shall be provided for recreational vehicles when required by the Planning Commission or Director.

D. Application for Review and Approval of a Mobile Home Park

1. **Approval.** Mobile home parks may not be constructed unless first approved by the Planning Commission, after review of plans for said mobile home park which satisfy the Commission that the proposed development will:
 - a. Be in keeping with the general character of the zone district within which the proposed development will be located.
 - b. Be located on a parcel of land containing not less than 10 acres, or on two or more parcels separated by a street or alley only, and totaling at least 10 acres.
 - c. Have at least 25 spaces completed and ready for occupancy before first occupancy is permitted.
 - d. Meet all standards and requirements of this Code and all other requirements of applicable ordinances of Sandy City.
 - e. Have the written approval of the Salt Lake City/County Health Department.
2. **Overall Plan Requirement.** An overall plan for development of a mobile home park or Recreational Vehicle Park shall be submitted to the Planning Commission for Site Plan Review. The plan shall be drawn to a scale no smaller than 1" = 30 feet. At least 15 copies of the plan shall be submitted. The plan shall show the following in addition to that required for preliminary site plan review:
 - a. The topography of the site represented by contours, shown at no greater intervals than two feet, when required by the Community Development Department.
 - b. The proposed street and mobile home space layout;
 - c. Site design of parks, playgrounds, and open spaces;
 - d. Tabulations showing percent of area to be devoted to open space, amenities, mobile home and/or recreational vehicle spaces, and total area to be developed;
 - e. Proposed location of parking spaces, for residents, guests and recreational vehicle storage for both mobile home parks and recreational vehicle parks;
 - f. Generalized landscaping and utility plan, including location of sewer, water, electricity, gas lines, and fire hydrants, street lighting, maintenance and service buildings, curbs, gutters, sidewalks and walkways;

- g. Perimeter fencing and screening;
- h. Any other data that the Planning Commission or the Director of Community Development may require.

E. Standards And Requirements

1. Mobile Home Parks. Approval of a mobile home park shall be subject to the following conditions and regulations, and any additional reasonable conditions imposed by the Planning Commission; and in the subdivisions, the Mayor shall approve.
 - a. In the case of a subdivision, the area shall be in one ownership, or if in several ownerships, the application for approval of the development shall be filed jointly by all the owners of the property included in the plan.
 - b. The plans for a mobile home park shall be prepared by such qualified persons and with such additional plans as the Planning Commission may require.
 - c. The number of mobile homes shall be limited to 8 units per acre. The mobile homes may be clustered, provided that the total number of units does not exceed the number permitted on one acre multiplied by the number of acres in the development. The remaining land not contained in individual lots, roads, or parking shall be set aside and developed as parks, playgrounds, and service areas for the common use and enjoyment of occupants of the development and visitors thereto.
 - d. Not less than 20 percent of the required 50 percent of open space shall be set aside for the joint use of occupants. The land covered by vehicular roadways, sidewalks, and off-street parking shall not be construed as part of the area required for parks and playgrounds.
 - e. No mobile home (excluding awning or carport) shall be located closer than 15 feet from the nearest part of any other mobile home. All mobile home add-ons shall be set back at least 10 feet from road curbs or walks, whichever comes first from the property side. If the tongue of the mobile home remains attached, it shall be set back a minimum of 6 feet from the road curbs or walks.
 - f. All areas not covered by mobile homes, hard-surfacing, or building, shall be landscaped in a manner approved by the City, and such landscaping shall be permanently maintained.
 - g. All off-street parking spaces and driveways shall be hard-surfaced before the adjacent mobile home spaces may be occupied.
 - h. Within 45 days of occupancy, each mobile home shall be skirted, or shields may be used providing they are fire-resistant, weatherproof, well painted or otherwise preserved.
 - i. A strip of land at least 10 feet wide (within the property limits of the park) surrounding the entire park shall be left unoccupied by mobile homes and shall be planted and maintained in lawn, shrubs, and trees designed to afford privacy to the development. Where a mobile home park abuts a residential lot other than a mobile home park, such strip shall be at least 20 feet in width.
 - j. All storage and solid waste receptacles outside the confines of any mobile home must be

- housed in a closed structure compatible in design and construction to the mobile homes and to any service buildings within the development. The service buildings shall be constructed to standard commercial practice and kept in good repair as approved by the Chief Building Official.
- k. No mobile home space shall be rented for a period of less than 30 days.
 - l. There shall be at least one off-street parking space for each mobile home pad, and one space for visitor parking.
 - m. The roadways shall be of adequate width to accommodate anticipated traffic, but not less than the following unless modified by an approved planned unit development plan:
 - (1) For one-way traffic: 20 feet (property line to property line) in width plus extra width as necessary for maneuvering mobile homes.
 - (2) For two-way traffic: 30 feet in width (property line to property line).
 - (3) Publicly dedicated streets shall meet City standards.
 - n. A mobile home park shall have at least 2 vehicle accesses to public streets (one of which may be controlled-access).
 - o. Storm drainage facilities shall be so constructed as to protect residents of the development as well as adjacent property owners. Such facilities shall be of sufficient capacity to ensure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the development.
 - p. Utilities. Every mobile home park shall provide individual utility service to every mobile home stand or lot as required by Sandy City ordinances and as required by the Planning Commission.
 - q. In addition to meeting the above requirements and conforming to the other laws of the City, all mobile home parks shall also conform to requirements adopted by the City/County Department of Health and City Street Standards.
2. Recreation Vehicle Parks. The approval and development of a recreational vehicle park shall conform to the following standards and requirements:
- a. The property shall be in one ownership and not subdivided into separate lots for sale.
 - b. The site shall abut upon a collector or arterial street shown on the Official Street Map of Sandy City.
 - c. All ingress and egress to and from the recreational vehicle park shall be by forward motion only.
 - d. No exit or entrance from a recreational vehicle park shall be through a residentially developed area.
 - e. No entrance or exit of a recreational vehicle park shall be located closer than 30 feet to an

intersection of two or more streets.

- f. All vehicle spaces or pads shall be set back at least 20 feet from any public street.
- g. All one-way roadways shall be at least 12 feet in width and all two-way roads at least 20 feet in width, and all roadways shall be hard-surfaced.
- h. All areas within the park which are not hard-surfaced, including the 20 foot setback space, shall be landscaped and maintained with lawns, trees, and shrubs designed to provide privacy and noise containment, and shall be equipped with adequate sprinkling devices.
- i. In a recreational vehicle park, the number of vehicle spaces shall be limited to 20 units per acre. The spaces may be clustered, provided that the total number of units does not exceed the number permitted on one acre multiplied by the number of acres in the development. The remaining land not contained in individual vehicle spaces, roads, or parking shall be set aside and developed as park, playground, or service areas for the common use and enjoyment of occupants of the development and visitors thereto.
- j. Each vehicle space shall be at least 20 feet in width and at least 30 feet in length, for spaces planned to have the recreational vehicle and towing vehicle park side-by-side; and at least 15 feet in width and at least 45 feet in length for spaces planned as drive-through spaces in which the towing vehicle parks in front of the recreational vehicle. Drive-through spaces are recommended whenever the size and shape of the property permits this design.
- k. All storage and solid waste receptacles must be housed in a closed structure compatible in design and construction to the character of the parks.
- l. The service buildings shall be constructed to standard commercial practice and kept in good repair as approved by the Chief Building Official.
- m. Off-street and off-roadway parking spaces shall be provided for visitors at the rate of one such space for each 2 recreational vehicle spaces in the recreational vehicle park; such spaces shall have a minimum width of 10 feet and a minimum length of 20 feet and may be grouped in appropriate locations.
- n. Storm drainage facilities shall be so constructed as to protect those who will reside in the park as well as adjacent property owners by insuring rapid drainage and preventing accumulation of pools of water.
- o. Every recreational vehicle park shall provide utility services to every vehicle stand as required by the Planning Commission.

F. Maintenance Of Premises - Mobile Home Parks, Recreational Vehicle Parks.

- 1. General. The premises on which any mobile home is located, used, or occupied shall be maintained in a clean, orderly, and sanitary condition. The accumulation of any rubbish, waste, weeds, or other unsightly material thereon shall constitute a nuisance and a violation of this Code, for which the City may direct removal of the mobile home or recreational vehicle from the premises.
- 2. Maintenance Of Common Facilities. For mobile home parks, adequate and reasonable guarantees

must be provided as determined by the Planning Commission for permanent retention of open space and for the maintenance of roadways, storage facilities, service facilities, and landscaping resulting from the application of these regulations. Guarantees shall be in the form as otherwise provided in this Title for Bonding for Improvements.

- a. Park Manager. In any case when a mobile home park is owned by more than one person, the developer shall establish and appoint a park manager. The manager shall be locally available, and shall be authorized to receive, process, and represent fully the interest of the owners with respect to management and maintenance of the park.
- b. Business License. Prerequisite to the operation of any mobile home park or recreational vehicle park in Sandy shall be the obtaining of an annual Sandy City Business License.

G. Compliance With Other City Regulations. All mobile homes shall comply with and conform to all other zoning laws, rules, regulations, and building, plumbing, fire prevention, and all other codes and requirements applicable to a structure or building erected within the zone in which said mobile home is located.

15-03-11 **Planned Unit Development District**

A. Purpose. The purpose of the Planned Unit Development is:

2. To encourage a better living environment through greater flexibility of design than is possible solely through the strict application of zoning regulations.
3. To encourage a more efficient use of the land and the reservation of greater proportions of open space for recreation and visual use than is otherwise provided for in the zoning regulations.
4. To encourage good neighborhood and housing design by utilizing a variety of dwelling types and site arrangement plans so as to give imagination and variety in the physical pattern of the development.

This Section calls for substantial compliance with the intent of the General Plan and Development Code regulations and other provisions of this code related to the public health, safety, and general welfare but also offers the advantages of large-scale planning for residential development and efficient use of land.

B. Design Objectives for Planned Unit Developments. Every Planned Unit Development shall be designed to achieve the following design objectives:

1. Provide for a comprehensive and harmonious arrangement of buildings, open spaces, circulation ways, parking and development amenities.
2. Be related to existing and proposed land use and circulation plans of the community, and not constitute a disrupting element in the neighborhood.
3. The internal street system should be designed for the efficient and safe movement of vehicles without disrupting pedestrian circulation and activities and functions of the common areas.
4. Open and recreational areas and facilities should be located adjacent to all dwelling units or easily accessible therefrom.

5. Open and recreational areas should be the focal point for the overall design of the development.

C. **Development Requirements for Planned Unit Developments.** To be approved, a PUD project must show a high commitment to excellence, ensuring quality of life for future tenants and no significant effects on area property values. The following are required for all PUD projects:

1. Ownership. The development shall be in single or corporate ownership at the time of application or the subject of an application filed jointly by all owners of the property.
2. Open Space. Common and private open space shall be provided and shall not cover less than 50 percent of the gross site area. The required open space shall be land areas that are not occupied by buildings, structures, parking area, streets or alleys, and shall be accessible by the residents. Said open space shall be devoted to landscaping, preservation of natural features, patios, and recreational areas. Private open space (that provided for each dwelling unit for personal use) shall be located immediately adjacent to, attached to, or within the dwelling unit if it is designed to serve and shall be for the exclusive use of the residents of the dwelling unit. Common open space may be distributed throughout the planned unit development and need not be in a single large area. Landscaped roof areas or decks attached to individual units may not be calculated as part of required common open space. Open space within a Sensitive Area Overlay Zone shall require conditional use approval. These areas may include, but are not limited to: 30% or greater slope areas, fault zones, flood plain, high water table, and wetlands. These areas may only be included as open space when they have been designed as an integral part of the project.
3. Interior Streets. The design of public and private streets within a planned unit development shall follow City standards for width of right-of-way and construction. Existing City standards of design and construction may be modified if recommended by the Transportation Engineer and approved by the Planning Commission if it is determined that the plan submitted is appropriate (such as sidewalk on one side, or waiver of parkstrip area). The pavement width shall be a minimum of 27 feet with at least a 37-foot right-of-way. Private streets shall be subject to the same inspections and construction standards as required for public streets. The interior street system in the entire planned unit development project shall be dedicated to the City as a utility easement. All private streets shall be conveyed to a private association. The original developer/builder will also be required to establish a City approved road maintenance fund for all private streets. This provision will be required in the CC&R's for all projects with a private street system.
4. Parking. Required parking shall be provided for all multi-family PUD's as follows:

a. Table of Parking Ratios

One-bedroom unit	1.5 parking spaces per unit
Two-bedroom unit	2.0 parking spaces per unit
Three or more bedroom unit	2.5 parking spaces per unit
Guest Parking Spaces	0.25 parking spaces per unit
Storage parking spaces for recreational vehicle storage	as determined necessary by the Planning Commission

- b. All parking areas, covered or open, shall have a landscaped buffer adjacent to any public right of way.
- c. There shall be no less than 1.5 covered parking spaces (1.0 carports, 0.5 garages) per unit. The Planning Commission may consider the following criteria in determining whether or not the number of garages should be increased or reduced:
 - (1) The topography of the proposed site.
 - (2) To enhance and protect local property values of adjacent developments and neighborhoods.
 - (3) To improve the overall appearance of the development for the density of units - i.e., attached garages, underground garages, etc.
 - (4) To assist the project in reaching affordable rent levels for low and median income individuals as determined by the U. S Department of Housing and Urban Development.

The Planning Commission shall review the location of all garages, and may require that they be attached or underground to the multi-family units. All covered parking shall be placed in locations adjacent and convenient to the buildings that they are intended to service.

- d. Garages shall be used primarily for vehicle parking only.
 - e. Tandem spaces shall be counted only as one space.
- 5. Building Materials. Building materials, roofing materials, and building design shall be reviewed and approved by the Planning Commission. High quality exterior materials shall be used including brick, stone, synthetic stucco, prefinished panel, or other materials of similar quality, durability, and low maintenance as accepted by the Planning Commission.
 - 6. Landscaping on Public Right-of-Way. Where a planned unit development is adjacent to a public right-of-way, a permanent open space at least 20 feet in width shall be required along the property line(s). This area shall be kept free of buildings and structures (except fences as approved by the Planning Commission) and permanently maintained in street trees and other landscaping, screened or protected by natural features, or as approved by the Planning Commission. (No building shall be closer than 20 feet to a public right-of-way)
 - 7. Exterior Fencing. Exterior fencing shall be provided as approved by the Planning Commission. Acceptable fencing materials include architecturally designed brick or block fences, wrought iron fences, post and rail fences, vinyl fences, or structural wood fences with square metal posts with tongue-in-groove redwood siding and redwood for all other wood members. Additional landscape buffers may also be required, with the width and landscaping specifications as determined by the Planning Commission.
 - 8. Street Lights. Appropriate street lighting is required. If the streets are to be dedicated to the public, the lights shall comply with the City street light plan. If the streets are private, the lights may be altered, but must be approved by the Planning Commission. The applicant shall submit a plan which indicates the type and location of street lights in relation to the proposed site landscaping.

D. Planned Unit Development - Development Standards

1. Required Elements - Planned Unit Development (PUD). Residential developments shall be guided by a total design plan in which the following development standards may be varied to allow flexibility and creativity in site design, building design, and location. This applies to PUD Zoning Districts, PUD's approved as a conditional use in residential zones, and overlay zones (Traditional Neighborhood Development Area - TND) applied in residential zones. The Planning Commission may require such arrangements of structures, open spaces, landscaping, buffering, and access within the site development plan as they determine appropriate. The Commission may require specific setbacks, a lower residential density, a height limitation and/or similar type of land use as adjoining land. These criteria shall be used by the Commission principally to assure the design objectives in this Section of this chapter are met.
 - a. Feasible Development. A PUD shall be of sufficient size, composition and arrangement to enable its feasibility as a complete development.
 - b. Density. The density allowed for a PUD shall be no greater than the zone in which the PUD is located.
 - c. Site Calculations. Specific calculations addressing the percentage of open space (common and private), impervious vs. pervious coverage, and site improvements must be submitted with all project applications.
 - d. Lot Requirements. No specific yard, setback, or lot size requirement shall be imposed in the planned unit development however, the purpose and objectives of this Chapter must be complied with in the Final Development Plan. The Planning Commission may require certain setbacks within all or a portion of the planned unit development.
 - e. Traffic Circulation. Points of primary vehicular access to the planned unit development shall be designed to provide smooth traffic flow with controlled turning movements and minimum hazards to vehicular, pedestrian and bicycle traffic. Minor streets within the planned unit development shall not be connected to streets outside the development in such a manner as to encourage their use by through traffic. Adequate emergency vehicle access shall be provided.
 - f. Driveways & Alleys. When consistent with this Title, a private driveway or alley may be provided for access to a maximum of four lots, provided that sufficient guest parking is available. A private driveway or alley must comply with all established standards in this Title.
 - g. Privacy. Each planned unit development shall provide reasonable visual and acoustical privacy for dwelling units. Fences, insulation, walls, barriers, landscaping, and sound-reducing construction techniques shall be used as appropriate for the aesthetic enhancement of property and the privacy of its occupants, the screening of objectionable views or uses, and the reduction of noise. All structures shall meet the required building and fire safety codes.
 - h. Noise Attenuation. When in the opinion of the Community Development Director, a proposed planned unit development may be situated in a noisy environment which will adversely affect the peace, tranquility and privacy of its inhabitants or surrounding inhabitants, an acoustical analysis may be required. Said analysis shall be conducted by a qualified acoustical engineer and include a description of the noise environment and the construction or other methods necessary to attenuate the noise to the required level according to the noise standards of the City's Noise Ordinance.

- i. Security. The development shall be designed to support security services, taking into account public safety recommendations from the Sandy City Police Department.
 - j. Pedestrian and Bicycle Paths. Where appropriate, the internal circulation system shall provide pedestrian and bicycle paths which may be physically separated from vehicular traffic to serve residential, non-residential, and recreational facilities in or adjacent to the development. The Planning Commission may require when recommended by the Transportation Engineer, pedestrian and/or bicycle overpasses, underpasses or traffic signalization in the vicinity of schools, playgrounds, parks, shopping areas, or other uses that will receive considerable pedestrian and/or recreational trails use from the development.
2. Desirable Amenities - Planned Unit Developments. The following are desirable amenities or design options, which may be required by the Planning Commission depending on the size, scale, impacts, and nature of each individual PUD project including PUD zoning districts, conditional uses in residential zones and overlay zones:
- a. Increase in common or private open space above the fifty (50) percent minimum, particularly when the project contains significant non-buildable open space.
 - b. Creation of significant recreation or site amenities, including, but not limited to clubhouse, pool, tennis courts, sport courts, playgrounds, play fields, and nature areas.
 - c. Additional project landscaping and other open space amenities, as may be deemed appropriate under a conditional use permit.
 - d. Quality interior provisions including such amenities as fireplace, vaulted ceilings, and in-unit washer/dryer.

E. Non-Residential Uses - Planned Unit Development

- 1. Non-commercial, non-residential uses of a religious, educational, or recreational nature shall be designed primarily for the use of the residents of the proposed planned unit development. The applicant shall submit as part of the Preliminary Development Plan such evidence to substantiate his/her request for such use as the Community Development Director may require.
- 2. Commercial uses proposed within the planned unit development shall be designed primarily for the use of the residents of the project. The developer shall provide a fiscal impact study that shall demonstrate that the amount of land proposed is needed for such a commercial use, that it can realistically be supported by the residents of the project, and the impacts which will be imposed on Sandy City's municipal services and tax base by such use. The fiscal impact study shall be evaluated by the Planning Staff and their findings communicated to the Planning Commission along with the Preliminary Development Plan.
- 3. Commercial development within a planned unit development shall be located so as to be accessible in a manner that does not create traffic congestion or hazards to any street within or outside of the planned unit development. Location, off-street parking, and loading requirements shall be determined by the Development Committee as appropriate to the particular planned development. Consideration shall be given to anticipated pedestrian, bicycle, and vehicular trade, adjacent developments that may provide multiple use of off-street parking facilities, and the types of commercial uses provided. Drive-in services shall be excluded.
- 4. Parking areas, service areas, buffers, entrances, exits, yards, courts, landscaping, graphics, and

lighting for both residential and non-residential development shall be designed as integrated portions of the total planned unit development and shall project the residential character thereof.

F. Maintenance Of Common Facilities of Planned Unit Developments

1. A planned unit development shall be approved subject to the submission and approval of legal instruments setting forth a plan or manner of permanent care and maintenance of all common open space and other facilities provided in the final development plan. No such instrument shall be acceptable until approved by the City Attorney as to legal form and effect, and the Planning Commission as to suitability for the proposed use of the common open space and subject facilities.
2. The common open space and other facilities provided may be conveyed to a public agency or private association. The common open space, recreational facilities, and private streets (including a road maintenance fund established by the original developer/builder) conveyed to a private association shall include as part of the aforementioned instruments a declaration of covenants and restrictions that will govern the association and shall require maintenance of any common facilities. The provisions shall include, but not be limited to the following:
 - a. The private association must be established prior to the sale of any unit(s).
 - b. Membership must be mandatory for the original buyer and any successive buyers of a unit or units in a planned unit development whether or not the unit is owner-occupied or rented.
 - c. The private association must be responsible for liability insurance, local taxes (if any), the maintenance of common open space and other facilities, rules and regulations outlining the powers, enforcement authority and limitation of the associations.
 - d. Each member of the association shall be assessed a prorata share of the costs incurred by the association and the association shall have the power to collect those costs.
3. The Planning Commission may also require dedication of scenic easements to assure open space shall be maintained. In the event the common open space and other facilities are not maintained in a manner consistent with the approved final development plan, the City may at its option cause such maintenance to be performed and assess the costs to the affected property owners or responsible association.

G. Planned Unit Development Review Process

1. Preapplication Conference. To obtain information, each applicant shall confer with the Director or his designated representative. The general outlines of the proposal, evidenced schematically by sketch plans, are to be considered prior to submission of the planned unit development application. At this time, the Director may furnish the applicant with his written or oral comments regarding such conference, including appropriate recommendations to inform and assist the applicant prior to his preparing the components of the planned unit development application.
2. Preliminary Development Plan. The completed application containing all pertinent information shall be submitted to the Community Development Department for review and determination that the application contains all required information, and that it complies with the requirements of the Development Code. After such determination, the Planning Commission shall review the application and any comments from the Department at its regularly scheduled meeting. The

Planning Commission shall approve, approve with conditions, or deny the proposed planned unit development within 30 days from the Planning Commission review or any continuance thereof and shall send written notification of the decision to the applicant. The completed application shall be known as the Preliminary Development Plan and shall include the following information:

a. Written Documents

- (1) A legal description of the total site proposal for development, including a statement of present and proposed ownership and present land use or phasing plan.
- (2) A statement of planning objectives to be achieved by the planned unit development through the particular approach prepared by the applicant. The statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.
- (3) Quantitative data for the following: Total number and type of dwelling units; parcel size; proposed lot coverage of buildings and structures, approximate gross and net residential densities; total amount of open space (including a separate figure for usable open space); total amount of non-residential construction including a separate figure for commercial, public, quasi-public or private facilities if applicable; fiscal impact studies where necessary, environmental assessments where necessary and other studies as required by the Director.

b. Site Plan and Supporting Maps

- (1) The existing site conditions including contours at 2-foot intervals, water course, flood plains, unique natural features, and all existing trees of 2 inches or more in diameter.
- (2) Project size (acres), proposed lot lines and plot designs.
- (3) The location and floor area size of all existing and proposed buildings, structures and other improvements including maximum heights, types of dwelling units, density per types, non-residential structures including commercial facilities; preliminary elevations and architectural renderings of typical structures and improvements.
- (4) The location and size in acres or square feet, which ever is appropriate, of all areas to be conveyed, dedicated, or served as common open spaces, public parks, recreational areas, school sites, and similar public and semi-public uses.
- (5) The existing and proposed circulation system of arterial, collector and local streets including off-street parking areas and other major points of access to public rights-of-way (including major points of ingress and egress to the development). Notations of proposed ownership, public and private, should be included where appropriate.
- (6) The existing and proposed pedestrian and bicycle circulation system including its inter-relationship with the vehicular circulation system indicating proposed treatment of points of conflict.
- (7) The existing and proposed utility systems including sanitary sewers, storm sewers and water, electric, gas and telephone lines.

- (8) A landscape plan, prepared under the direction of a licensed landscape architect or other qualified professional, shall be required for all open space required or provided in a planned unit development. Said landscaping plan shall indicate the spacing, sizes and specific types of landscaping material. All open space provided shall be irrigated. The only exception shall be where the Planning Commission determines an area because of its natural beauty or uniqueness would be most beneficial to the project and the community if left in its natural or existing condition. Existing trees shall be preserved wherever possible. The location of trees must be considered when planning common open space, location of buildings, underground services, walls, paved areas, playgrounds and parking areas.
 - (9) Enough information on land areas adjacent to the proposed development to indicate the relationships between the proposed development and existing and proposed adjacent areas including land uses, zoning classifications, densities, circulation systems, public facilities, and unique natural features of the landscape.
 - (10) The proposed treatment of the perimeter of the development including materials and techniques used such as berming, landscaping, screens, fences, and walls.
- c. Within a maximum of 12 months following the review and acceptance of the Preliminary Development Plan, the applicant shall file with the Planning Commission the Final Development Plan containing in detail the information required. At its discretion and for good cause, the Planning Commission may extend for a maximum of 12 months, for one time only, the period for filing the Final Development Plan. If the time requirements are not complied with, the preliminary review shall be deemed to be revoked and all of that portion of the area included in the Development Plan for which final approval has not been given shall be subject to the zoning and subdivision ordinances otherwise applicable to said property.
3. Final Development Plan. Upon receipt of the Final Development Plan, the Community Development Department shall review said plan and determine if it is complete and complies with all requirements of the Development Code and those imposed by the Planning Commission, or staff at the review of the Preliminary Development Plan. After such determination, the item may be scheduled for review by the Planning Commission. The Planning Commission shall hold a public hearing with proper notification. The Final Development Plan shall be reviewed by the Planning Commission to determine substantial compliance of the Final Development Plan with the Preliminary Development Plan. Said review shall also determine the Final Development Plan's quality and compliance with the purpose and design objectives of a Planned Unit Development.
- a. The Final Development Plan shall include all of the information required in the Preliminary Development Plan in its finalized, detailed form. In addition, any new items not submitted with the Preliminary Development Plan, any final plats, any required dedication documents and/or improvement bonds should be submitted at this time.
 - b. The Planning Commission after reviewing the Final Development Plan shall in writing, either approve the Final Plan as presented, approve the plan subject to specified modification or disapprove it.
4. Amendments to the Final Development Plan. Minor changes in the location, siting or character of buildings and structures may be authorized by the Community Development Director if required by engineering or other circumstances not foreseen at the time the Final Development

Plan was approved. No change authorized under this section may cause any of the following:

- a. A change in the use or character of the development.
- b. An increase in the overall density or intensity of use.
- c. An increase in overall coverage of structures.
- d. A reduction or change in character of approved open space.
- e. A reduction of required off-street parking.
- f. A detrimental alteration to the pedestrian, vehicular and bicycle, circulation and utility networks.
- g. A reduction in required street pavement widths.
- h. Changes in storm drains, underdrains, irrigation.

Any major changes in use, or rearrangement of lots, blocks, building tracts or groupings, or any changes in the provision of open space and significant changes as noted above, must be made by the Planning Commission after receipt of such a recommendation by the Planning Staff. Such amendments may be made only if they are shown to be required by changes in conditions that have occurred since the Final Development Plan was approved. Generally speaking, any major changes must be recorded as amendments in accordance with the procedure established for adopting the Final Development Plan.

- 5. Failure to Begin Development. If no substantial construction has occurred in the planned unit development pursuant to the Final Development Plan within 12 months from the approval of the Final Development Plan by the Planning Commission, the approved plan shall become null and void and a new Development Plan shall be required for any development on the subject property. The Planning Commission, upon showing good cause by the developer, may extend for a maximum period of 12 months for one time only the time for beginning construction.
- 6. Phased Planned Developments. If the sequence of construction of various portions of the Final Development Plan is to occur in stages, then the open space and/or recreational facilities shall be developed in proportion to the number of dwelling units intended to be developed during any given stage of construction. A phasing plan, including size and order of phases, shall be approved by the Planning Commission and City Council. Individual phases of the planned unit development may exceed the overall density of the zone if the approved overall phasing plan does not exceed the maximum density of the zone. Such phasing plan shall have the written approval of all property owners. In addition, the approved phasing shall be submitted to the City Recorder for recordation with the County Recorder's Office as a covenant to run with the land.